



HARFORD COUNTY STATISTICS

APRIL 2016

Prepared by the Harford County Office of Economic Development

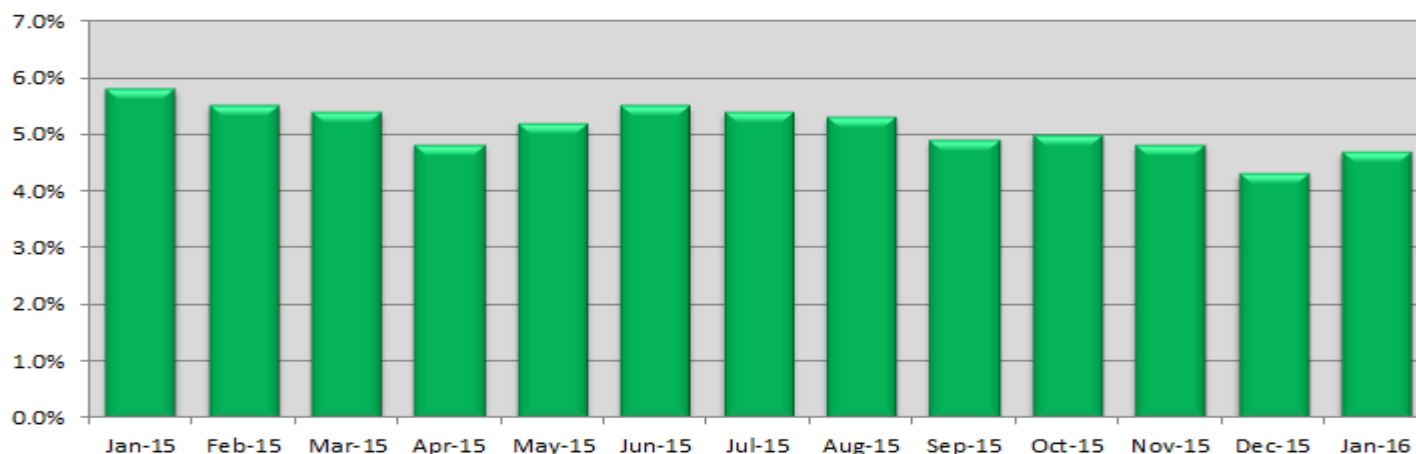
ECONOMIC INDICATORS

	Nov 2015	Dec 2015	Jan 2016	Feb 2016	March 2016	April 2016
Prime Rate	3.25%	3.25%	3.25%	3.50%	3.50%	3.50%
Federal Funds	0.07%	0.14%	0.25%	0.37%	0.39%	0.39%
Mortgage Rate (30 yr)	3.76%	3.88%	3.96%	3.85%	3.75%	2.62%
Inflation Rate	-0.04%	0.17%	0.50%	0.73%	1.37%	1.02%
GDP Growth	2.03%	2.17%	2.15%	1.80%	1.88%	1.98%
Oil (per bbl)	\$46.08	\$39.94	\$33.27	\$29.88	\$34.66	\$36.79
Gold (oz.)	\$1,134.00	\$1,055.40	\$1,106.35	\$1,128.50	\$1,239.20	\$1,213.60

Source: Financial Forecast Center, LLC

HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

	Jan 2015	Jan 2016	Avg 2016
Available Labor Force	134,156	135,771	135,771
Employment	126,345	129,364	129,364
Unemployment	7,811	6,407	6,407
Unemployment Rate	5.8	4.7	4.7



Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	8.8%	\$4.68
Office	17.0%	\$23.55
Retail	4.0%	\$19.39/nnn

Source: Co-Star; January 2016

HARFORD CO. BOND RATING

Moody's	Aaa
Standard & Poor's	AAA
Fitch Ratings	AAA



HARFORD COUNTY PERMIT ACTIVITY

Building (Commercial)	2014	2015	2016	Total
Accessory	7	15	17	39
Addition	77	55	8	140
Alteration	136	132	20	288
Demolition	59	46	6	111
New	139	97	14	250
Shell Building	1	3	0	4
Temporary	0	1	2	3
Tenant Space	4	12	10	26
Building (Manufactured)				
Commercial Modular Addition	23	19	0	42
Commercial Modular New	0	0	1	1
Demolition/Removal	50	20	2	72
Mobile Home Install	21	23	5	49
Residential Modular New	4	4	0	8
Temporary	0	0	1	1
Building (Multi-Family)				
Addition	1	6	0	7
Alteration	11	31	1	43
Dwelling Unit	0	38	0	38
Shell Building	6	24	3	33
Building (Residential)				
Accessory	1051	1117	182	2350
Addition	856	958	179	1993
Alteration	531	282	60	873
Demolition	0	4	8	12
New	361	308	132	801
Total	3338	3195	651	7184

Source: Harford County Dept. of Licensing & Permits and Planning & Zoning

EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

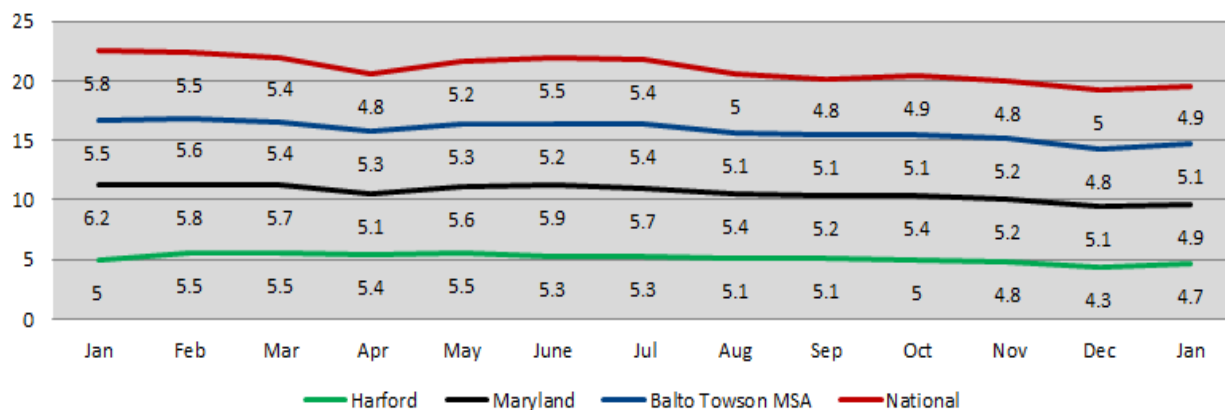
National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2013	7.9	7.7	7.6	7.5	7.6	7.6	7.4	7.3	7.2	7.3	7.0	6.7
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5	5.4	5.5	5.3	5.3	5.1	5.1	5.0	5.0	5.0
2016	4.9	4.9	5.0									

Maryland 2016				
Month	Labor Force	Employment	Unemployment	Rate
January	3,163,339	3,009,961	153,378	4.8
Average	3,163,339	3,009,961	153,378	4.8

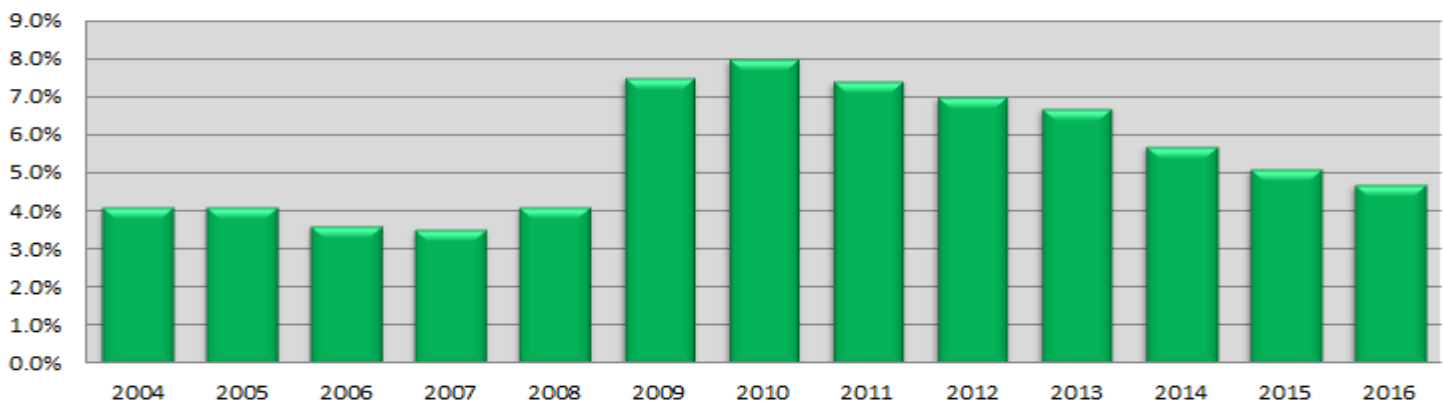
Baltimore-Towson MSA 2016				
Month	Labor Force	Employment	Unemployment	Rate
January	1,465,486	1,391,251	74,235	5.1
Average	1,465,486	1,391,251	74,235	5.1

Harford County 2016				
Month	Labor Force	Employment	Unemployment	Rate
January	135,771	129,364	6,407	4.7
Average	135,771	129,364	6,407	4.7

2015/2016 Unemployment Rate Comparison



Harford County Average Unemployment 2004-2016



*Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)

RESIDENTIAL PROPERTY STATS

MRIS: Long & Foster Market Minute

	Avg Sold Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2015	2014	2015	2014	2015	2014	2015	2014
April	\$254,610	\$254,176	248	174	113	115	93.8%	93.6%
% of Change	+0.17%		+42.53%		-1.74%		+0.22%	
May	\$261,129	\$268,986	315	257	80	99	94.2%	94.6%
% of Change	+18.99%		+22.57%		-19.19%		-0.44%	
June	\$267,651	\$274,379	361	267	78	85	95.2%	94.8%
% of Change	-2.45%		+35.21%		-8.24%		+0.45%	
July	\$278,624	\$262,229	394	298	81	80	94.6%	95.2%
% of Change	+6.25%		+32.21%		+1.25%		-0.58%	
August	\$267,201	\$273,621	333	243	78	76	94.5%	93.1%
% of Change	-2.35%		+37.04%		+2.63%		+1.48%	
September	\$255,000	\$244,950	275	252	90	92	93.6%	93.3%
% of Change	-2.49%		+9.13%		-2.17%		+0.32%	
October	\$255,240	\$245,276	344	251	93	96	93.1%	92.7%
% of Change	+4.06%		+37.05%		-3.13%		+0.40%	
November	\$261,486	\$248,482	251	194	91	89	92.8%	92.8%
% of Change	+5.23%		+29.38%		+2.25%		+0.08%	
December	\$242,241	\$253,852	273	241	86	98	94.2%	92.3%
% of Change	-4.57%		+13.28%		-12.24%		+0.88%	
	2016	2015	2016	2015	2016	2015	2016	2015
January	\$243,733	\$253,954	215	167	92	105	92.2%	91.0%
% of Change	-4.02%		+28.74%		-12.38%		+1.35%	
February	\$342,920	\$346,442	7,866	6,824	91	89	94.0%	94.2%
% of Change	-1.02%		+15.27%		+2.25%		-0.23%	
March	\$358,687	\$357,548	9,960	9,476	86	86	95.0%	94.8%
% of Change	+0.32%		+5.11%		0.00%		+0.23%	

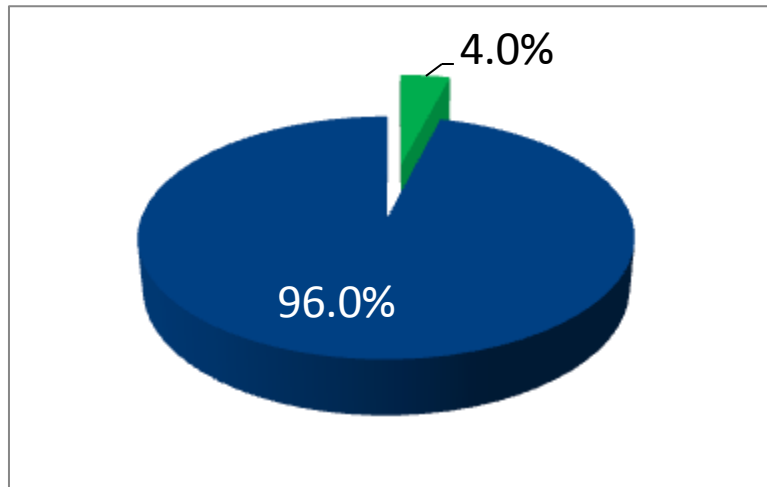
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2015	2014	2015	2014	2015	2014	2015	2014
April	1,385	1,340	8.1	5.7	629	585	228	159
% of Change	+3.36%		-29.0%		+7.52%		+43.40%	
May	1,491	1,452	4.9	6.0	643	531	229	167
% of Change	+2.69%		-18.0%		+21.09%		+37.13%	
June	1,509	1,516	4.3	6.2	552	513	231	172
% of Change	-0.46%		-30.0%		+7.60%		+34.30%	
July	1,499	1,531	4.0	5.5	489	465	229	157
% of Change	-2.09%		-28.0%		+5.16%		+45.86%	
August	1,489	1,513	4.6	6.5	466	444	208	185
% of Change	-1.59%		-30.0%		+4.95%		+12.43%	
September	1,472	1,597	5.4	6.3	455	484	196	133
% of Change	-7.83%		-18.0%		-5.99%		+47.37%	
October	1,406	1,523	4.3	6.4	488	410	219	168
% of Change	-7.68%		-34.0%		+19.02%		+30.36%	
November	1,322	1,398	5.4	7.6	325	289	130	141
% of Change	-5.44%		-29.0%		+12.46%		-7.80%	
December	1,188	1,288	4.5	5.8	261	256	154	121
% of Change	-7.76%		-22.0%		+1.95%		+27.27%	
	2016	2015	2016	2015	2016	2015	2016	2015
January	1,129	1,217	5.5	7.6	337	306	158	145
% of Change	-7.23%		-28.0%		+10.13%		+8.97%	
February	35,076	37,189	5.9	8.3	14,092	13,338	6,338	5,387
% of Change	-5.68%		-29.0%		+5.65%		+17.65%	
March	38,442	39,499			22,521	19,034	8,554	6,922
% of Change	-2.68%				+18.32%		+23.58%	



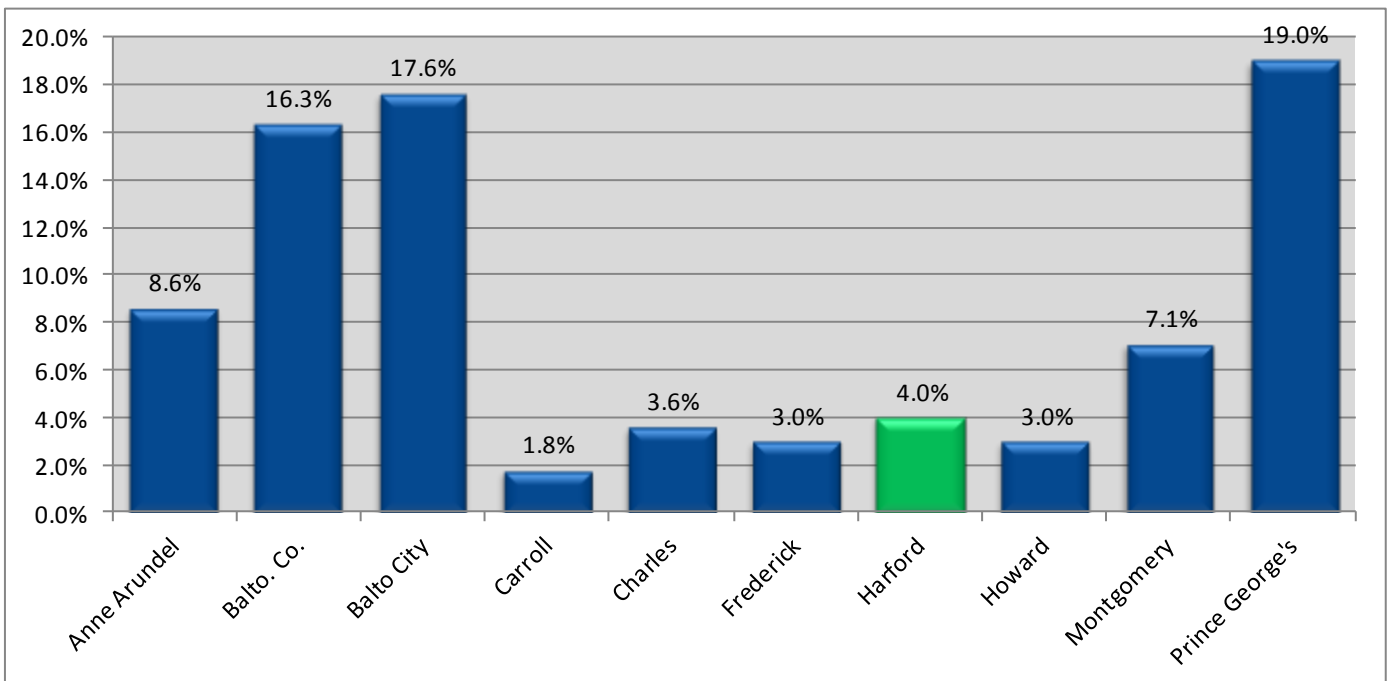
FORECLOSURE EVENTS

	Q4 2008	Q4 2009	Q4 2010	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015
Harford County	219	574	155	169	177	188	156	243	323	393	500	657	457	300	426	545	493	486
Maryland	10,030	16,788	5,984	3,654	4,181	4,347	4,153	6,381	9,339	10,989	11,617	12,742	12,589	11,344	11,637	13,959	11,990	12,089

HARFORD COUNTY PORTION OF MARYLAND FORECLOSURE EVENTS - Q2 2015



MARYLAND LARGE COUNTY COMPARISON FORECLOSURE EVENTS - Q2 2015



Monthly totals. Total foreclosure events include all notices of default, foreclosure sales as well as lender purchases of foreclosed properties. Source: MD DHCD



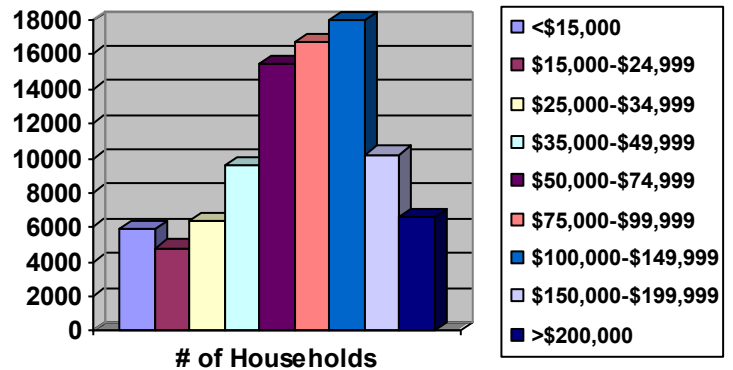
POPULATION, HOUSING & INCOME

Population (2015 Estimate)	252,473	Annual Population Growth Rate 2015-2020	0.62%
Median HH Income	\$80,450	Annual HH Income Growth Rate 2015-2017	0.67%
Avg. HH Income	\$98,224	Median Age	40.3
Per Capita Personal Income	\$36,578	Avg. Home Sales Price	\$242,241
# of Households	90,218		
Average HH Size	2.67		

Source: 2015 ESRI Demographic & Income Report

INCOME BY HOUSEHOLD

Income	# of Households	Percentage
<\$15,000*	5,894	6.3%
\$15,000-\$24,999	4,815	5.1%
\$25,000-\$34,999	6,327	6.8%
\$35,000-\$49,999	9,572	10.2%
\$50,000-\$74,999	15,466	16.5%
\$75,000-\$99,999	16,692	17.8%
\$100,000-\$149,999	17,991	19.2%
\$150,000-\$199,999	10,213	10.9%
>\$200,000	6,562	7.0%



*Poverty Level: The 2014 U.S. Federal Poverty Guidelines state that the Federal Poverty Level for a HH of 1 person is \$11,670; for 2 people is \$15,730; for 3 people is \$19,790

CONSUMER SPENDING

Product	Total Spent	Average Spent	Spending Potential Index
Mortgage Payments & Basics	\$1,246,958,466.00	\$13,330.61	142
Entertainment/Recreation	\$406,428,375.00	\$4,344.92	131
Food away from Home	\$401,123,054.00	\$4,288.21	131
Food at Home	\$617,508,048.00	\$6,601.47	126
Health Insurance	\$321,706,877.00	\$3,439.21	130
Apparel & Services	\$280,961,881.00	\$3,003.62	130

Consumer spending shows the amount spent by households on goods & services. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in Harford County relative to the national average of 100. Source: ESRI Retail Goods & Services Expenditures

POPULATION DATA FROM 2010 CENSUS

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
Harford County	145,930	182,132	+ 24.8%	218,590	+ 20.0%	244,826	+ 12.02%
Maryland		4,781,468	+ 13.4%	5,296,486	+ 10.8%	5,773,552	+ 9.0%
US	226,545,805	248,709,873	+ 9.8%	281,421,906	+ 13.2%	308,745,538	+ 9.7%



UTILITY

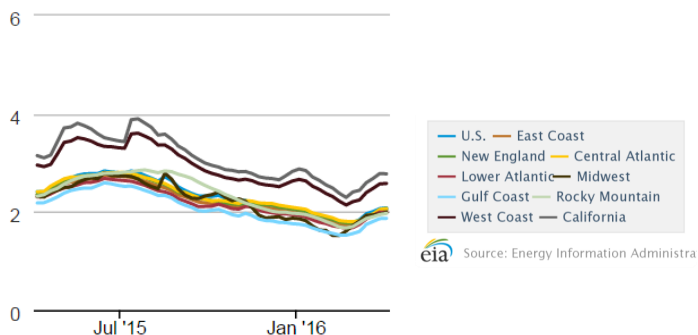
Gas Commodity Prices: Schedule D - Residential & Schedule C - General Service (Rates stated in cents/therm)

Month	2009	2010	2011	2012	2013	2014	2015	2016
Jan	103.71	72.59	63.04	58.33	56.17	53.89	56.64	38.95
Feb	89.71	65.85	62.76	59.79	56.21	64.31	56.88	41.66
Mar	84.60	66.15	57.26	58.42	56.59	50.71	46.69	38.06
Apr	57.92	55.83	58.06	63.10	65.57	46.57	33.83	33.43
May	52.97	60.78	59.69	47.27	67.44	49.43	33.05	
Jun	57.05	59.14	60.78	52.47	68.16	50.16	35.44	
Jul	61.71	67.20	62.31	56.22	63.13	49.71	36.02	
Aug	55.61	65.89	62.11	59.07	52.61	41.99	35.51	
Sep	49.89	56.08	56.75	54.19	54.30	42.32	34.63	
Oct	59.05	56.98	56.05	58.03	54.30	42.38	33.30	
Nov	62.99	56.23	57.51	54.71	58.14	50.56	39.05	
Dec	65.00	63.71	58.71	57.52	59.60	60.29	40.43	

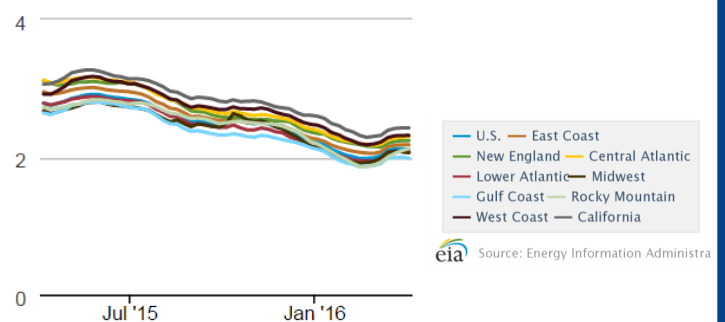
Source: BGE - www.bge.com; Please note that historical rates may not be an accurate indicator of future prices

GASOLINE & DIESEL COSTS

Regular Gasoline Prices



On-Highway Diesel Fuel Prices



Gasoline (Dollars per Gallon)

4/11/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.069	-0.014	+0.228	-0.339
East Coast	2.033	0.000	+0.254	-0.322
New England	2.072	+0.016	+0.294	-0.277
Central Atlantic	2.089	+0.018	+0.270	-0.327
Lower Atlantic	1.980	-0.017	+0.231	-0.332
Midwest	1.965	-0.023	+0.150	-0.338
Gulf Coast	1.835	-0.034	+0.232	-0.353
Rocky Mountain	2.001	+0.032	+0.217	-0.350
West Coast	2.563	-0.017	+0.319	-0.359
California	2.750	-0.026	+0.309	-0.352

Diesel Fuel (Dollars per Gallon)

4/11/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.128	+0.013	+0.107	-0.626
East Coast	2.187	+0.008	+0.110	-0.729
New England	2.237	-0.006	+0.090	-0.839
Central Atlantic	2.301	+0.005	+0.133	-0.779
Lower Atlantic	2.090	+0.013	+0.111	-0.669
Midwest	2.082	+0.017	+0.099	-0.551
Gulf Coast	1.992	+0.009	+0.085	-0.628
Rocky Mountain	2.142	+0.019	+0.215	-0.561
West Coast	2.332	+0.015	+0.113	-0.582
California	2.437	+0.011	+0.121	-0.634